HOUSING AND POPULATION

MONITORING REPORT

JANUARY TO DECEMBER, 1981

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

PLANNING AND DEVELOPMENT DEPARTMENT

HAMILTON-WENTWORTH REGION

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1981 REGIONAL HOUSING AND POPULATION MONITORING REPORT

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SUMMARY

The 1981 Housing Monitoring Report concluded that:

- Past household trends indicate a continued demand for a variety of new housing units.
- There have been 1,325 housing unit completions in the Region during 1981.
- There were no new apartment units constructed in 1981. The recently revised Regional Housing Statement specifies an annual requirement of 1,044 apartment units.
- Upgrading of existing housing stock through the use of available renewal programs has declined.
- Recent increases in mortgage rates have raised the cost of home ownership significantly.
- Rents for apartment units in the Region, compared with rents in other major urban centres, remain relatively inexpensive.
- The vacancy rate for apartment units in the Hamilton area has decreased to a critical low of 0.7%.
- Presently, there are 10,426 vacant lots available for single family, semi-detached, row and apartment units in registered and draft approved plans of subdivision.
- In 1981, CMHC has made commitments to an additional 900 assisted units under private non-profit programs. Approximately 700 of these units are for families.

1.0 INTRODUCTION

Recently, staff has completed a comprehensive update of the housing requirements for the Region, entitled; Regional Housing Statement Update 1982. The conclusions of this report were adopted by Council on April 6, 1982.

This update specified an annual requirement of 2,900 residential units with a mix of:

single family	1,508	52%
semi-detached	145	5%
rows	203	7%
apartments	1,044	36%

The update also recognized the need for the production of assisted family units, encouraging the rehabilitation of existing housing stock, as well as to continue monitoring the housing field.

This is the seventh monitoring report presented to the Planning and Development Committee and covers the period of January 1st to December 31st, 1981. The purpose of this report is to examine the housing market in 1981 and to evaluate its performance in light of Regional housing policies. In addition to the housing information, population and household characteristics are also examined.

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2.0 POPULATION AND HOUSEHOLDS

In past years population and household information for the Region was taken from annually produced Regional Assessment reports. However, due to a change in the Ministry of Revenue policies, 1981 figures are unavailable. Population and household information will now only be collected during those years in which a municipal election occurs. However, the 1980 Housing Monitoring Report identified certain trends which are expected to have continued through 1981.

2.1 Population

Population growth in the Region has been declining in recent years, due to a decreasing birth rate, as well as increased out migration from the Region.

In the 1981 Canada Census, Hamilton-Wentworth's population was reported to be 411,445. This is an increase of 1,955 (0.5%) from the 1976 Census population. Unfortunately, due to differences in the Assessment and Census population figures, the two cannot be directly compared.

Past trends indicate continued growth in the 25 - 34 age group which has a high tendancy to form new households, as well in the over 55 age group.

2.2 Households

Past data shows that although household growth has been declining in recent years, it remains consistently higher than population growth. Household demands are expected to continue for a variety of housing units due to the changing makeup of households. Trends in the average size of households indicate a further decline in the number of persons per unit.

2.3 Conclusions - Population and Households

Although 1981 population figures are unavailable, recent trends in population and household characteristics indicate a continued demand for a variety of housing units. During those future years in which population and household information is available, a detailed examination of trends will be undertaken in the annual monitoring reports.

3.0 HOUSING PRODUCTION

The new established average annual estimated requirement for the Region is 2,900 housing units, based on the recently projected annual growth rate of 0.38% compounded.* Figure 3.1 shows the estimated required mix of these new units.

As shown in Figure 3.1, a total of 1,325 new housing units became available for occupancy in 1981. The total number of new housing units completed in 1980 was 1,215.

Figure 3.1

1981 PRODUCTION OF HOUSING UNITS
HAMILTON-WENTWORTH

Estimated Annual Unit Type	New Housing Units* Requirement	Completed in 1981
Single Family	1,508 (52%)	996 (75%)
Semi-detached	145 (5%)	161 (12%)
Row	203 (7%)	168 (13%)
Apartment	1,044 (36%)	0 (0%)
Total	2,900 (100%)	1,325 (100%)

*Source: Canada Mortgage and Housing Corporation

3.1 Housing Production by Type

As shown above, the total new housing units completed in 1981 was considerably different from the estimated housing requirements. However, the estimated annual requirement is only an average annual requirement. The annual number of completions is expected to vary depending on market conditions. Presently, due to high mortgage rates, the housing market has been slow and as a result, the construction of new residential units has been suppressed. If the mortgage and interest rates decline, the production of new units is expected to increase in light of increased demand for new housing units.

* Hamilton-Wentworth Planning and Development Department, Hamilton-Wentworth Population Projections 1981 Review, September, 1981.

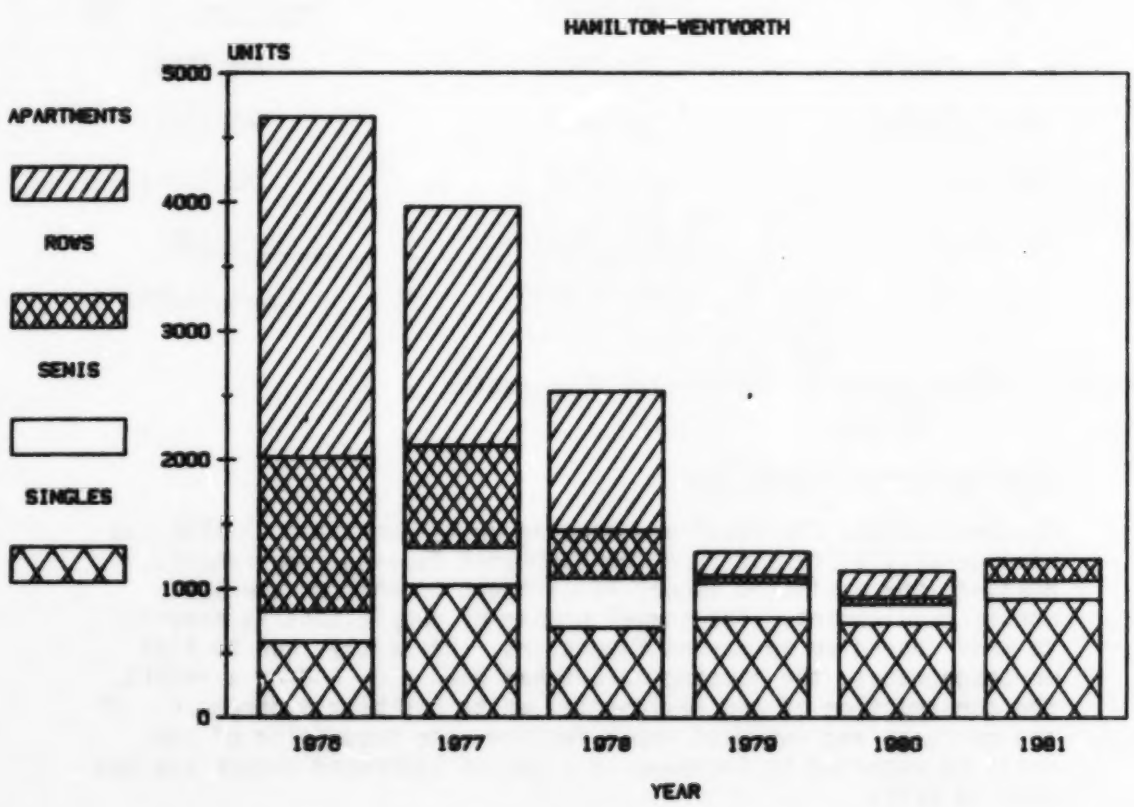
As Figure 3.1 shows, there have been no apartment units completed in the Region during 1981. In 1976, apartment units totalled 2,656 or 53% of all residential completions. The recent lack of apartment construction can be attributed to high interest rates, rent review regulations, and existing low rents. As a result, the construction of new apartment buildings has become uneconomical.

In 1981, there has been a total of 94 demolitions in the Region, compared to 86 demolitions in 1980.

Figure 3.2 shows the net production of new residential units in the Region over time. Although the construction of single family and semi-detached units has varied slightly, the construction of new row and apartment units has declined considerably since 1976.

FIGURE 3.2

NET BUILDING ACTIVITY



Source: Canada Mortgage and Housing Corporation, Local Building Departments

3.2 Existing Housing Stock

The estimated 1981 inventory of housing units in the Region is shown in Figure 3.3. The table shows that the City of Hamilton and the Towns of Dundas and Stoney Creek offer a complete range of housing types, while the other Area Municipalities contain mainly single family homes.

3.3 Conclusions - Housing Production

In 1981, the production of new residential units was considerably less than the new estimates of housing requirements. In particular, the construction of row and apartment units has been substantially below the estimated requirements.

REGIONAL HOUSING DISTRIBUTION - 1981*

FIGURE 3.3

Estimated Housing Stock - 1981*

MUNICIPALITY	SINGLES		SEMIS		ROW		APARTMENTS		OTHER		TOTAL
ANCASTER	4,581	96%	39	1%	55	1%	48	1%	38	1%	4,761
DUNDAS	4,760	69%	38	1%	351	5%	1,765	25%	16	0%	6,930
FLAMBOROUGH	6,865	88%	39	0%	57	1%	678	9%	199	2%	7,838
GLANBROOK	2,892	97%	19	1%	0	0%	56	2%	7	0%	2,974
HAMILTON	57,741	48%	4,462	4%	6,743	5%	51,754	43%	485	0%	121,185
STONEY CREEK	8,822	71%	576	4%	456	4%	2,214	18%	410	3%	12,478
TOTAL REGION	85,661	55%	5,173	3%	7,662	5%	56,515	36%	1,155	1%	156,166

SOURCE: Wentworth Regional Assessment, Ministry of Revenue

* 1981 estimate calculated by adding net building activity (completions-demolitions) to 1980 inventory.

4.0 RESIDENTIAL LOT INVENTORY

The majority of residential land available for development, particularly for single family and semi-detached homes, is within plans of subdivision, although there is limited potential for residential development via severances. In most cases, the construction of row and apartment units occurs on existing blocks of lands where appropriate Official Plan designations and zonings are in place. Significant opportunity for this type of development presently exists in the Region.

4.1 Plans of Subdivision

Plans of subdivision go through a three stage process before they are ready to be developed. The plans are submitted for consideration, then draft approved with conditions, and are finally registered when conditions are met.

As shown in Figure 4.1, in 1981 there was a total of 947 lots registered in plans of subdivision, of which 839 (89%) were lots for singles and semis.

As of December 31, 1981, there was a total of 7,242 lots in all draft approved plans of subdivision, compared to 8,990 lots in December 31, 1980. During 1981 a total of 95 lots were draft approved.

There was a total of 4,141 lots in all the plans of subdivision under consideration, as of December 31, 1981. This has dropped significantly from the 7,273 lots in plans under consideration a year earlier. From January 1 to December 31, 1981, 694 lots were in plans submitted for consideration.

Figure 4.1

LOTS WITHIN PLANS OF SUBDIVISION

January 1 to December 31, 1981

	REGISTERED	DRAFT APPROVED	UNDER CONSIDERATION
Single	779	83	391
Semi	60	12	78
Row	108	0	40
Apartment	0	0	185
Total	947	95	694

Source: Hamilton-Wentworth Planning and Development Department, Development Division

4.2 Vacant Lots in Registered Plans

In 1981, a new system to monitor the available lots within registered plans of subdivision was established. Using registered plans and Canada Mortgage and Housing Corporation completion reports, the number of vacant lots in registered plans of subdivision can be calculated. Since the majority of new single family and semi-detached units are built within plans of subdivision, the supply of vacant lots is important in meeting annual unit requirements.

Figure 4.2 shows that an adequate supply of all types of vacant lots exist within the Region.

Figure 4.2

VACANT LOTS IN PLANS OF SUBDIVISION

AS OF DECEMBER 31, 1981

UNIT MIX	VACANT LOTS IN ALL REGISTERED PLANS	LOTS IN ALL DRAFT APPROVED PLANS	TOTAL SUPPLY	ANNUAL REQUIRE-MENT
Single	1,692	3,736	5,428	1,508
Semi	437	1,764	2,201	145
Row	504	989	1,493	203
Apartments	551	753	1,304	1,044
Total	3,184	7,242	10,426	2,900

Source: Hamilton-Wentworth Planning and Development Department.

In December of 1981, there was a total of 3,184 vacant lots within registered plans of subdivision, of which 67% was for singles and semis. This inventory of units may remain vacant for several years until market conditions warrant development. For example, of the 1,362 potential units registered in plans of subdivision during 1978, 773 (58%) lots remain undeveloped.

4.3 Severances

During 1981, there were 144 lots created through severances. In 1980, 97 lots were created by land severance.

4.4 Conclusions - Residential Lot Inventory

As of December 31, 1981, there is a potential for 10,426 units available for single family, semi-detached and row homes, and apartments in the Region in registered and draft approved plans of subdivision. In light of the newly established housing requirements, this is over three and one half, (3.5) years supply of the total unit requirements. There is approximately a five year supply of lots available for units other than apartments. The excess of approvals over the calculated requirements suggests there is a possibility of the premature commitment of additional land for residential purposes.

5.0 HOUSING COSTS

Although actual housing costs have only experienced a minimal increase, the cost of home ownership has risen significantly due to high mortgage rates.

5.1 House Prices

Figure 5.1 compares the prices of homes in Hamilton-Wentworth with other Ontario municipalities. The average market value of two sample houses were used as an illustration.

House 1 is a three bedroom, brick bungalow, five to eight years old. The house is 1,200 square feet and is located on a 5,500 square foot serviced lot within an average residential neighbourhood. House 1 rose $3,000 (5.1%) since 1980 to $62,000 in 1981. The average price of House 1 of all the sampled municipalities rose 17.2% during the same period. Of the nine municipalities sampled, Hamilton-Wentworth ranked 8th in terms of cost for House 1.

Figure 5.1

COMPARISON OF 1981 HOUSING PRICES IN HAMILTON-WENTWORTH AND OTHER REGIONS

REGION OR COUNTY	SAMPLE MUNICIPALITY	HOUSE 1 COST ($)	HOUSE 1 RANK	HOUSE 2 COST ($)	HOUSE 2 RANK
HAMILTON-WENTWORTH	HAMILTON	62,000	8	93,000	6
HALTON	BURLINGTON	77,000	3	125,000	3
WELLINGTON	GUELPH	63,900	7	92,650	7
WATERLOO	KITCHENER	66,000	6	81,500	9
MIDDLESEX	LONDON	70,300	5	95,400	5
PEEL	MISSISSAUGA	101,850	2	129,000	2
OTTAWA-CARLETON	OTTAWA	75,000	4	120,000	4
NIAGARA	ST. CATHARINES	58,500	9	86,000	8
TORONTO	(CENTRAL)	135,000	1	225,000	2
AVERAGE		78,850		116,394	

Source: Royal Trust, Survey of House Prices, October 1981.

House 2 is a four bedroom, two-storey, brick home, five to eight years old. The house is 2,000 square feet, on a 6,500 square foot serviced lot within a prime residential neighbourhood. The price of House 2 for all sampled municipalities rose $5,500 (6.3%) to $93,000 in 1981. The average price of House 2 rose 19.5% during this same period. Of the nine municipalities sampled, the Region ranked 6th in terms of cost for House 2.

5.2 Home Ownership Costs

The basic carrying costs for House 1 is $875 per month, given a 15% down payment, a 18% mortgage rate amortized over 25 years, and annual property taxes of $900 per year. Under similar circumstances, with annual property taxes of $1,300, the basic carrying costs of House 2 is $1,308.

5.3 Conclusions - Housing Costs

Compared to other municipalities, house prices in Hamilton-Wentworth are relatively inexpensive. In fact, increases in the average house prices of all the municipalities are considerably higher than in the Region. However, increased mortgage rates during the last few years have resulted in a significant increase in the carrying costs associated with home ownership.

6.0 HOUSING RENEWAL

The rehabilitation of the present housing stock offers opportunities to strengthen the quality of the Region's existing housing stock. This is both energy conserving and cost effective. Rehabilitation also offers the home owner opportunities to improve the value of his own home.

6.1 Housing Renewal Programs

There are several assistance programs available for home owners who want to upgrade their homes or undertake maintenance required to meet health and safety standards:

- In 1981, 87 housing units in the City of Hamilton received funds totalling $334,830 under the (R.R.A.P.) Federal, Residential Rehabilitation Assistance Program.

- During 1981, all of the Area Municipalities in the Region participated and administrated loans available through the Ontario Home Renewal Program (O.H.R.P.), as shown in Figure 6.1. In 1981, 114 loans were approved under this program totalling $451,073.

- The City of Hamilton currently operates the Hamilton Rehabilitation Program (H.R.P.) During 1981, 4 homeowners received loans totalling $23,299 under the program.

- Government of Canada home improvement programs which operated in 1981, included the Canadian Home Insulation Program, the Oil Furnace Conversion Grant Program, and Home Improvment Loans (National Housing Act. Section 28).

6.2 Conclusions - Housing Renewal

The use of available renewal programs has been decreasing annually for the last few years. From 1980 to 1981, the number of R.R.A.P. loans has dropped from 93 to 87, O.H.R.P. loans decreased from 117 to 114, and H.R.P. loans have declined from 21 to 4. One of the reasons for this drop is the strict income regulation of the loans. Residents of the Region should be made aware of opportunities for rehabilitation assistance and be motivated to take advantage of available renewal programs.

Figure 6.1

O.H.R.P. LOANS BY MUNICIPALITY

MUNICIPALITY	APPROVED LOANS 1980	APPROVED LOANS 1981	VALUE 1980	VALUE 1981
ANCASTER	6	8	$ 9,870	$ 29,826
DUNDAS	10	5	$ 55,920	$ 24,373
FLAMBOROUGH	4	1	$ 18,838	$ 5,339
GLANBROOK	4	3	$ 15,014	$ 20,633
HAMILTON	85	93	$335,340	$363,732
STONEY CREEK	8	4	$ 10,890	$ 7,170
REGION	117	114	$445,872	$451,073

Source: Area Municipalities, Clerks' Departments

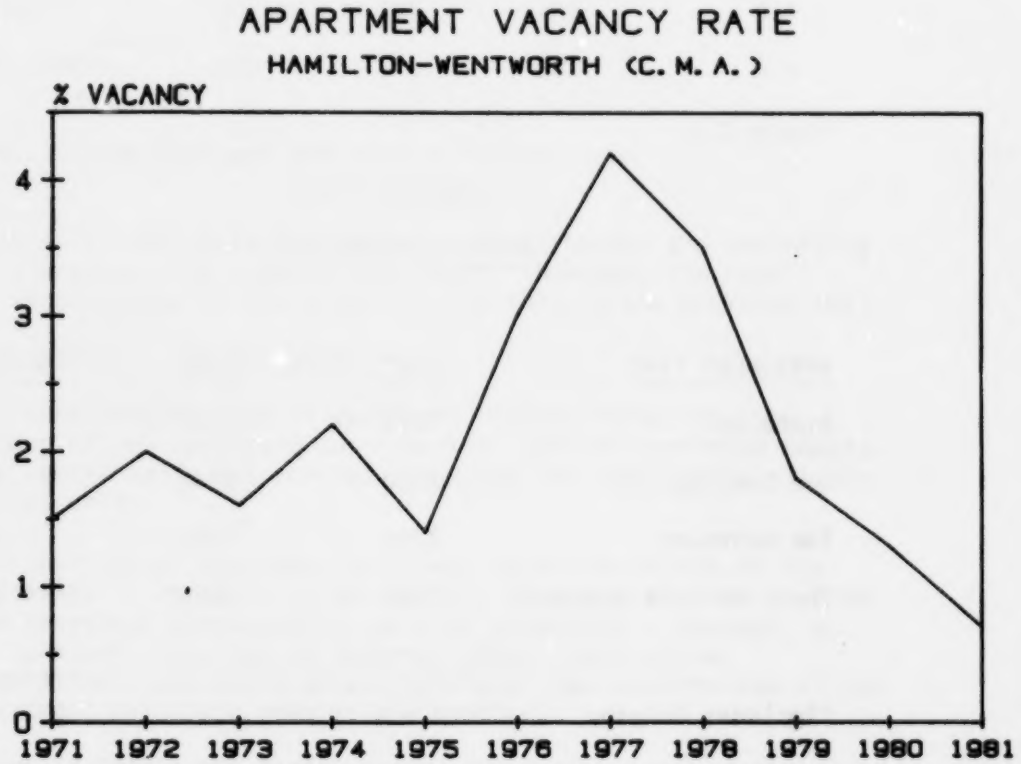
7.0 THE APARTMENT SECTOR

As previously noted, there were no apartment units completed in 1981.

7.1 Apartment Vacancy Rates

As of October, 1981, the vacancy rate for apartments in buildings with six or more units in the Hamilton Census Metropolitan Area was 0.7%. This rate is the lowest in fifteen years and has been declining since 1977 when it reached a high of 4.2%. Except for the high vacancy rates from 1976 to 1978, the rate in Hamilton C.M.A. has traditionally been between 1 - 2%. (See Figure 7.1),. Although, the Hamilton C.M.A. vacancy rate of 0.7% is low, it is still above the Metropolitan Toronto rate of 0.3%.

FIGURE 7.1



Source: Canada Mortgage and Housing Corporation, Apartment Vacancy Surveys, October.

In October of 1981, all the Area Municipalities had an apartment vacancy rate of less than one percent. The lowest vacancy rate in the Region is within Ancaster, Flamborough and Glanbrook, which had no vacant units available (0% vacancy rate). However, apartment units in these municipalities represent only 1.4% of the Regional supply of apartments. The vacancy rate of the Towns of Dundas and Stoney Creek is 0.3%. Apartments in these municipalities account for 3.1% and 3.9% respectively, of the total supply of apartment units in the Region. The bulk of the apartment units in the Region (91.6%) is located in Hamilton. Even though Hamilton has the highest vacancy rate in the Region, 0.9%, the rate is low enough to seriously reduce the supply of available apartment units in the Region.

7.2 Cost of Rental Accommodation

Figure 7.2 shows the average rent paid for various apartment units in Hamilton-Wentworth.

Figure 7.2

AVERAGE RENTS

HAMILTON-WENTWORTH*

APARTMENT TYPE	1980	1981	% INCREASE
Bachelor	$180	$190	5.6
One Bedroom	$220	$241	9.5
Two Bedrooms	$266	$291	9.4
Three or More Bedrooms	$334	$356	6.6

*Includes Grimsby

Source: Canada Mortgage and Housing Corporation, Rental Apartment Vacancy Surveys, October.

When compared to the increase of 12.7% in the Consumer Price Index from 1980 to 1981, rents have only experienced minimal increases.

Figure 7.3 compares the average rents paid for two bedroom apartments in the various Area Municipalities.

Figure 7.3
AVERAGE RENTS FOR TWO BEDROOM APARTMENTS ($)

MUNICIPALITY	1979	1980	1981	% INCREASE 1980-1981
Ancaster) Flamborough) Glanbrook)	250	265	292	10.2
Dundas	272	307	343	11.7
Hamilton	241	265	289	9.1
Stoney Creek	234	250	267	6.8

Source: Canada Mortgage and Housing Corporation

Generally, the rents for two bedroom apartments are increasing at a greater rate than in past years. However, the rent increase in Dundas was actually less than in the previous year.

7.3 Conclusions - The Apartment Sector

The continued decline in apartment vacancy rates, the low number of new apartment construction, and the continued demand for rental units has seriously reduced the supply of available rental units.

The shortage of apartment units may have contributed to the increases in rents in recent years. If rents continue to rise, new apartment construction could be stimulated. However, at the present time, due to interest rates, rent review regulations, and the high cost of land, the construction of new apartment buildings remains uneconomical.

There is little the Region can do to encourage new apartment construction; a more than adequate supply of sites for new rental buildings already exists in the Region. However, the rental apartment vacancy rate will likely remain very low until low mortgage rates make rental construction feasible.

Although rents continue to rise, rents in the Region remain relatively inexpensive, particularly when compared to rents in other municipalities in the Province, and the costs of home ownership (Section 5.0).

8.0 ASSISTED HOUSING

The field of assisted housing is complicated due to the variety of agencies and programs involved. All levels of government, as well as a number of private agencies, play some sort of role in the provision of assisted housing,

8.1 Inventory of Existing Stock

Figure 8.1 shows the number of "effective" assisted housing units provided and administered through a number of existing programs.*

Figure 8.1

1981 INVENTORY OF EFFECTIVE ASSISTED UNITS
HAMILTON-WENTWORTH

PROGRAM	FAMILIES	SENIORS	HANDICAPPED	TOTAL
Ontario Housing Corporation	2,000	3,127	36	5,163
Rent Supplement	244	252	3	499
Private Non-Profit	100	800	0	900
Limited Dividend	850	0	0	850
TOTAL	1,394	4,179	39	7,412

Source: Ontario Housing Corporation, Hamilton-Wentworth Housing Authority, and Canada Mortgage and Housing Corporation.

8.2 Production of Assisted Housing Units

In 1976, there were approximately 5,650 assisted housing units in the Region. In addition, some 1,400 Limited Dividend units were available. The breakdown of "effective" units in 1976 and 1981 was as follows.

* "Effective" assisted units are defined as those units in an assisted project which are below private market rents.

	1976	1981
Family Units	3,700	3,194
Senior Units	2,940	4,179
Handicapped Units	0	39

Although the total number of assisted units has increased in the last five years, the number of assisted family units has actually decreased by 500 units. The number of assisted, senior units has increased by 1,200.

In 1981, significant commitments to new assisted units have been made which will utilize C.M.H.C. funding arrangements under the private non-profit program. The commitments include approximately some 700 assisted family units, 200 assisted senior units and 20 units modified for use by handicapped individuals. Approximately fifteen percent (15%) of the family units and twenty-five percent (25%) of the senior units are expected to be "effective" assisted units in these projects.

8.3 Need for Assisted Housing

With increasing mortgage rates, low vacancy rates and rising rents, it is becoming increasingly difficult for households to find affordable housing. As of December, 1981, there was a total of 729 names on the Hamilton-Wentworth Housing Authority's waiting list for households requesting assisted housing. This total is broken down as follows:

Seniors	140
Families	450
Handicapped	139

Although the Housing Authority waiting lists are not accurate indicators of need, they do reflect the magnitude of the need for housing assistance. The affordability analysis in the 1982 Regional Housing Statement Update indicates that the demand for assisted housing would surpass the existing inventory by as much as 8,000 family units.

8.4 Regional Shelter Assistance

In 1981, previous shelter assistance programs were revised to offer greater benefits for General Welfare and Family Benefit Allowance recipients. In January 1982, some 2,567 Shelter Shortfall Allowance cheques were issued to recipients of General Welfare Allowance by the Regional Department of Social Services. These cheques totalled $106,348.02. The Shelter Shortfall Allowance cheques are up to $100 per family (including winter heating costs),depending on household make-up, rents and heating costs. This sum is subsidized 20% by the Region.

In addition, there is a newly implemented Supplementary Shelter Allowance program for the recipients of Family Benefit Allowances, administered by the Provincial Ministry of Community and Social Services. The shelter allowances are part of the F.B.A. cheques and vary according to household characteristics, rents paid, and heating costs.

8.5 Conclusions - Assisted Housing

Although new assisted housing commitments for 1981 are encouraging, the past production of assisted units has been limited, in fact the assisted housing inventory for families has decreased by approximately 500 units since 1976. Recent progress has been made in the provision of assisted units for seniors and the handicapped. Priority now lies in the provision of assisted family units.

The number of households potentially in need of assistance in the Region, as identified through an affordability analysis, is substantial. In addition, Housing Authority waiting lists (729) also indicates a significant demand for assisted units.

APPENDICES

TABLE A.1

POPULATION HISTORY BY MUNICIPALITY

MUNICIPALITY	1976	1977	1978	1979	1980
ANCASTER	14,180	14,126	14,111	14,190	14,361
DUNDAS	19,212	19,281	19,096	19,194	19,507
FLAMBOROUGH	23,364	23,853	23,885	23,975	24,184
GLANBROOK	10,047	10,034	9,924	9,910	9,721
HAMILTON*	313,394	313,529	309,010	308,457	306,853
STONEY CREEK	30,366	32,200	32,922	34,610	35,877
REGION*	410,563	413,023	408,948	410,336	410,503

SOURCE: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development, Regional Planning Division. December.

* Figures for Hamilton and the Region have been adjusted to correct a miscount of the student population which has occurred in past years.

TABLE A.2

POPULATION HISTORY BY AGE COHORT
HAMILTON-WENTWORTH REGION

AGE GROUP	1976	1977	1978	1979	1980
Under 15	92,425	90,701	86,710	83,707	81,715
15 - 24	78,554	78,173	76,877	75,986	76,169
25 - 34	59,238	60,755	60,755	61,764	63,056
35 - 44	44,381	44,624	44,699	44,923	45,152
45 - 54	49,464	48,873	47,806	46,642	45,521
55 - 64	37,022	38,096	39,057	39,956	41,125
65+	39,850	40,669	41,365	43,050	43,877
SUB TOTAL	400,934	401,891	397,269	396,028	396,615
AGE UNKNOWN	8,836	9,910	10,251	12,200	13,888
TOTAL	409,770	411,801	407,520	408,228	410,503

SOURCE: Wentworth Regional Assessment, Ministry of Revenue, as adjusted by the Hamilton-Wentworth Planning and Development Department, Regional Planning Division, December.

TABLE A.3

POPULATION BY MUNICIPALITY
1981 CENSUS

MUNICIPALITY	1976 CENSUS	1981 CENSUS	Difference 1976 - 1981	%
ANCASTER	14,255	14,428	+173	1.2
DUNDAS	19,180	19,586	+406	2.1
FLAMBOROUGH	23,580	24,470	+890	3.8
GLANBROOK	10,180	9,765	-415	-4.1
HAMILTON	312,005	306,434	-5,571	-1.8
STONEY CREEK	30,290	36,762	+6,472	21.4
REGION	409,490	411,445	+1,955	0.5

SOURCE: Statistics Canada
1981 Census of Canada

TABLE A.4

PERSONS PER OCCUPIED DWELLING UNIT

MUNICIPALITY	1976	1977	1978	1979	1980	1981*
ANCASTER	3.5	3.4	3.3	3.2	3.2	3.2
DUNDAS	3.2	3.1	3.0	3.0	2.9	2.8
FLAMBOROUGH	3.4	3.4	3.3	3.3	3.2	3.1
GLANBROOK	3.6	3.5	3.5	3.4	3.3	3.2
HAMILTON	2.9	2.8	2.8	2.7	2.7	2.7
STONEY CREEK	3.2	3.2	3.1	3.1	3.1	3.0
TOTAL REGION	3.0	2.9	2.9	2.8	2.8	2.8

SOURCE: Census Enumeration, Wentworth Regional Assessment, Ministry of Revenue.

* Estimated in Regional Housing Statement Update - 1982 .

TABLE A.5

DWELLING UNIT BUILDING PERMITS

January 1 to December 31, 1981

MUNICIPALITY	SINGLES	SEMIS	ROW	APARTMENTS	TOTAL
ANCASTER	141	0	4	0	145
DUNDAS	103	0	0	0	103
FLAMBOROUGH	105	0	0	0	105
GLANBROOK	13	0	0	0	13
HAMILTON	400	28	60	0	488
STONEY CREEK	245	118	23	0	386
REGION	1007	146	87	0	1240

SOURCE: Canada Mortgage and Housing Corporation.

TABLE A.6

CONSTRUCTION ACTIVITY - STARTS AND UNDER CONSTRUCTION

January 1 to December 31,1981

	STARTS					UNDER CONSTRUCTION (December 31,1981)				
MUNICIPALITY	Single	Semi	Row	Apt.	TOTAL	Single	Semi	Row	Apt.	TOTAL
ANCASTER	135	1	4	0	140	26	0	0	0	26
DUNDAS	100	0	0	0	100	26	0	0	0	26
FLAMBOROUGH	107	0	0	0	107	29	0	0	0	29
GLANBROOK	11	0	0	0	11	5	0	0	0	5
HAMILTON	378	25	176	0	579	85	5	127	40	257
STONEY CREEK	252	108	15	122	497	58	28	7	122	215
REGION	983	134	195	122	1434	229	33	134	162	558
% OF TOTAL	69	9	14	8	100	41	6	24	29	100

SOURCE: Canada Mortgage and Housing Corporation.

TABLE A.7

DWELLING UNIT COMPLETIONS

JANUARY 1 to DECEMBER 31,1981

MUNICIPALITY	SINGLES	SEMIS	ROW	APARTMENTS	TOTAL
ANCASTER	161	2	4	0	167
DUNDAS	79	0	0	0	79
FLAMBOROUGH	110	0	0	0	110
GLANBROOK	16	0	0	0	16
HAMILTON	364	43	156	0	563
STONEY CREEK	266	116	8	0	390
REGION	996	161	168	0	1325

SOURCE: Canada Mortgage and Housing Corporation.

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McMASTER UNIVERSITY
HAMILTON, ONTARIO

TABLE A.8

BUILDING ACTIVITY - COMPLETIONS

HAMILTON-WENTWORTH REGION

UNIT MIX	1976	1977	1978	1979	1980	1981
Single Family	940	1,196	907	950	807	996
Semi detached	254	301	418	280	156	161
Row	1,185	790	360	55	52	168
Apartments	2,656	1,879	1,102	187	200	0
TOTAL	5,035	4,166	2,787	1,472	1,215	1,325

SOURCE: Canada Mortgage and Housing Corporation.

TABLE A.9

DWELLING UNIT DEMOLITION PERMITS

January 1 to December 31,1981

MUNICIPALITY	SINGLES	SEMIS	ROWS AND APARTMENTS	TOTAL
ANCASTER	3	0	0	3
DUNDAS	2	0	5	7
FLAMBOROUGH	0	0	0	0
GLANBROOK	1	0	0	1
HAMILTON	42	10	4	56
STONEY CREEK	27	0	0	27
REGION	75	10	9	94

SOURCE: Local Building Departments
Canada Mortgage and Housing Corporation.

TABLE A.10

NET BUILDING ACTIVITY *

JANUARY 1 to DECEMBER 31, 1981

MUNICIPALITY	SINGLES	SEMIS	ROW	APARTMENTS	TOTAL
ANCASTER	158	2	4	0	164
DUNDAS	77	0	-5	0	72
FLAMBOROUGH	110	0	0	0	110
GLANBROOK	15	0	0	0	15
HAMILTON	322	33	155	-3	507
STONEY CREEK	239	116	8	0	363
REGION	921	151	162	-3	1,231

SOURCE: Canada Mortgage and Housing Corporation

* Net Building Activity = Completions - Demolitions.

TABLE A.11

RESIDENTIAL LOTS IN REGISTERED PLANS OF SUBDIVISION

January 1 to December 31, 1981

AREA MUNICIPALITY	SINGLE FAMILY	SEMI DETACHED	ROW	APARTMENT	TOTAL
ANCASTER	285	0	0	0	285
DUNDAS	80	2	4	0	86
FLAMBOROUGH	109	0	0	0	109
GLANBROOK	0	0	0	0	0
HAMILTON	221	0	72	0	293
STONEY CREEK	84	58	32	0	174
REGION	779	60	108	0	947

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division.

TABLE A.12

VACANT LOTS IN REGISTERED PLANS OF SUBDIVISION

December 31,1981

MUNICIPALITY	SINGLES	SEMIS	ROW	APARTMENTS	TOTAL
ANCASTER	559	0	0	100	659
DUNDAS	129	0	0	0	129
FLAMBOROUGH	154	20	0	0	174
GLANBROOK	0	0	0	0	0
HAMILTON	508	240	258	132	1,138
STONEY CREEK	342	177	246	319	1,084
REGION	1,692	437	504	551	3,184

SOURCE: Hamilton-Wentworth Planning and Development Department.

TABLE A.13

RESIDENTIAL LOTS IN PLANS OF SUBDIVISION

DRAFT APPROVED AND UNDER CONSIDERATION BY MUNICIPALITY

AS OF DECEMBER 31,1981

	DRAFT APPROVED					UNDER CONSIDERATION				
MUNICIPALITY	Single	Semi Det.	Row	Apt.	TOTAL	Single	Semi Det.	Row	Apt.	TOTAL
ANCASTER	416	78	0	0	494	838	28	64	185	1,115
DUNDAS	485	16	235	0	736	108	0	0	0	108
FLAMBOROUGH	652	134	60	0	846	547	562	399	0	1,508
GLANBROOK	0	0	0	0	0	0	0	0	0	0
HAMILTON	1,682	1,116	381	636	3,815	366	168	55	148	737
STONEY CREEK	501	420	313	117	1,351	374	228	71	0	673
REGION	3,736	1,764	989	753	7,242	2,233	986	589	333	4,141

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division.

TABLE A.14

RESIDENTIAL LOTS CREATED BY LAND SEVERANCE

January 1 to December 31,1981

LOCATION	SERVICED*	NOT SERVICED	TOTAL 1981	TOTAL 1980	TOTAL 1979
ANCASTER	23	7	30	6	16
DUNDAS	16	2	18	10	18
FLAMBOROUGH	12	12	24	20	34
GLANBROOK	0	10	10	2	5
HAMILTON	34	0	34	40	70
STONEY CREEK	25	3	28	18	23
REGION TOTAL	110	34	144	96	166

* Both Sewer and Water

SOURCE: Land Division Committee

TABLE A.15

1981 VACANCY RATES BY MUNICIPALITY (PER CENT)

MUNICIPALITY	BACHELOR	1 BEDROOM	2 BEDROOM	3+ BEDROOM	TOTAL
ANCASTER) GLANBROOK) FLAMBOROUGH*)	0.0	2.2	0.0	0.0	0.0
DUNDAS	0.0	0.3	0.3	0.0	0.3
HAMILTON	1.7	0.7	1.0	0.2	0.9
STONEY CREEK	0.0	0.0	0.5	0.0	0.3
HAMILTON CMA**	1.6	0.6	0.8	1.0	0.7

SOURCE: Canada Mortgage and Housing Corporation,
Rental Apartment Vacancy Survey, October, 1981.

* Includes Grimsby

** Includes Grimsby and Burlington.

TABLE A.16

CONDOMINIUM ACTIVITY - NEW UNITS

January 1 to December 31,1981

MUNICIPALITY	REGISTERED				DRAFT APPROVED				UNDER CONSIDERATION			
	SINGLE	ROW	APT.	TOTAL	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT.	TOTAL
ANCASTER	0	0	0	0	7	18	0	25	0	0	0	0
DUNDAS	0	0	0	0	0	0	0	0	0	0	0	0
FLAMBOROUGH	0	0	0	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0	0	0	0
HAMILTON	0	0	0	0	0	34	0	34	0	0	0	0
STONEY CREEK	0	0	0	0	0	0	0	0	0	0	0	0
REGION	0	0	0	0	7	52	0	59	0	0	0	0

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division.

TABLE A.17

CONDOMINIUM ACTIVITY - CONVERSIONS

January 1 to December 31, 1981

	REGISTERED				DRAFT APPROVED				UNDER CONSTRUCTION			
MUNICIPALITY	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT	TOTAL	SINGLE	ROW	APT.	TOTAL
ANCASTER	0	0	0	0	0	0	0	0	0	0	0	0
DUNDAS	0	0	0	0	0	0	0	0	0	0	0	0
FLAMBOROUGH	0	0	0	0	0	0	0	0	0	0	0	0
GLANBROOK	0	0	0	0	0	0	0	0	0	0	0	0
HAMILTON	0	124	6	130	0	172	67	239	0	44	126	170
STONEY CREEK	0	0	0	0	0	0	0	0	0	0	197	197
REGION	0	124	6	130	0	172	67	239	0	44	323	367

SOURCE: Hamilton-Wentworth Planning and Development Department, Development Division.

TABLE A.18

INVENTORY OF ASSISTED HOUSING UNITS

December 31, 1981

MUNICIPALITY	SENIOR CITIZENS	FAMILIES	HANDICAPPED	TOTAL
ANCASTER	58	0	0	58
DUNDAS	37	101	0	138
FLAMBOROUGH	39	74	0	113
GLANBROOK	0	0	0	0
HAMILTON	4002	2817	39	6858
STONEY CREEK	43	202	0	245
REGION	4179	3194	39	7412

SOURCE: Canada Mortgage and Housing Corporation
Hamilton-Wentworth Housing Authority
Ministry of Housing.

TABLE A.19

APPLICANTS ON THE HAMILTON-WENTWORTH
HOUSING AUTHORITY WAITING LIST
December 31, 1981

MUNICIPALITY	SENIOR CITIZENS	FAMILIES	HANDICAPPED	TOTAL
ANCASTER	1	0	0	1
DUNDAS	17	11	0	28
FLAMBOROUGH	0	0	0	0
GLANBROOK	0	0	0	0
HAMILTON	100	429	139	668
STONEY CREEK	22	10	0	32
REGION	140	450	139	729

SOURCE: Hamilton-Wentworth Housing Authority.

POOR

QUALITY

ORIGINAL